All Agency Project Request

2011 - 2013 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Milwaukee	285-0B-1932	Northwest Quadrant (Columbia St. Mary's)

Project No. 12E1W

Project Title NWQ Bldg B Roof Repl (Areas 1-10)

Project Intent

This project replaces 23,729 SF of roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents.

Project Description

Project work includes replacing built-up roofing (BUR) on areas 1-10 (see attached plan) with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) roofing system with tapered polyisocyanurate insulation to obtain a minimum average R-24 rating. All metal flashing will be replaced. The concrete helicopter pad, structural steel components, and steel fencing will be removed to expose roof area 2.

Project Justification

The roof sections are more than 26 years old. Recent site inspections by the Physical Plant staff and DSF determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems, exterior building envelope renovation/restoration, and masonry construction within institutional environments as part of a design team. Work includes report of existing roofing conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, drafting roof plans and details, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

Commissioning

☑ Level 1

☐ Level 2

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Project Budget

Construction Cost:		$670,500
Haz Mats:		$0
Construction Total:		$670,500
Contingency:	10%	$67,100
A/E Design Fees:	8%	$53,600
DFD Mgmt Fees:	4%	$29,500
Equipment/Other:		$0
		$820,700

Funding Source

Funding Source	Total
GFSB - Facilities Maintenance & Renovation [Z060]	$820,700
PRSB - []	$0
Agency/Institution Cash []	$0
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$820,700

Project Schedule

SBC Approval:	06/2012
A/E Selection:	07/2012
Bid Opening:	03/2013
Construction Start:	05/2013
Substantial Completion:	08/2013
Project Close Out:	12/2013

Project Contact

Contact Name:	Andrew C. Nelson
Email:	<acnelson@uwm.edu>
Telephone No.:	(414) 229-4013 x

Project Scope Consideration Checklist

	Y	N
1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction.	☑	☐
All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.		
2. Is the project an extension of another authorized project? If so, provide the project #...	☐	☑
3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?	☐	☑
Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is not available on Wisconsin's Asbestos & Lead Management System (WALMS) <http://walms.doa.state.wi.us/>.		
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?	☐	☑
5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?	☐	☑
6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope.	☑	☐

12A1A (Elevators), 12B1R (Fire Alarm/Telcomm)

7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☑ ☐

   Type III.

8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☐ ☑

9. Are there any other issues affecting the cost or status of this project? ☐ ☑

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☑ ☐

    Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.

11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☑ ☐

    Completion of this project will decrease operational maintenance costs.

12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☐ ☑

13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <http://www.focusonenergy.com> or the local utility provider)? If yes, describe here. ☐ ☑

14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☑